

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 15, 2021

TRI Architects
9812 Manchester rd
St. Louis, MO 63119

Permit No: PRCOM20214607
Project Title: STREETS OF WEST PRYOR - VANGUARD VILLAS - PHASE 1 TOWNHOMES
Project Address: 900 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081902 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081906 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081908 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081910 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081904 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081
Parcel Number: 237160
Location / Legal Description:
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 6 UNIT TOWNHOMES

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

2. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

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Action required: Either a Class A , Class B, or Class C license is required. Provide the name of the licensed general contractor and an email address for the on-site contact.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This review represents all 3 buildings currently submitted under phase 1.

Action required: comment is for informational purposes.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes. We need a cost breakdown for each building.

3. Designs appear to be designed per IRC but code analysis suggests IBC.

Action required: Update code analysis code references including type of construction.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide floor and roof truss packages or request deferral.

5. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3.....

Action required: Provide nail/screw patterns at fire rated assemblies. (inspectors do not have access to UL books in field)

6. 2018 IRC R310 - emergency escape openings.

Action required: Bedroom windows must meet all emergency egress requirements. To be field verified.

7. 2018 IRC 302.5 Dwelling-garage opening and penetration protection.

Action required: Specify self-closing device at doors between dwelling units and garages. Applies to man-door and door leading to under stair storage.

8. 2018 IRC 302.7 Under-stair protection.

Action required: Specify 1/2" gyp board at walls, under-stair, ceiling, etc. under stairs where access is provided.

9. 2018 IRC 301.2.1 Wind design criteria.

Action required: Provide verification that garage doors are designed and will be installed for minimum 90mph wind design zone.

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10. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Structural design criteria conflicts with report. Clarify.

11. 2018 IRC 302.12 & 502.12 Draftstopping.

Action required: Specify draftstopping at floor and roof assemblies.

12. HVAC condensing units shown on ground and roof.

Action required: Clarify. Also, if on roof, electric outlets are required within 25' of each unit per 2018 IRC R3901.12.

13. 2018 IRC R2903.3.1 Maximum pressure.

Action required: Provide pressure reducing valve at each service.

14. 2018 IRC 2903.5 Water Hammer.

Action required: Provide water hammer device(s) at all appropriate locations. Remove references to air chambers as they are no longer allowed.

15. 2018 IRC 302..2.4 Parapets - exception to item #2

Action required: Comment is for informational purposes. Roof assembly design complies and drawings dictate no penetrations within 4' of separations but plumbing plans show VTRs within that 4'. Understood that drawings are schematic. To be field verified.

Fire Plan Review

Reviewed By: Michael Weissenbach

Not Required

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.